

**FOR LEASE**  
269 QUEEN STREET WEST  
**RETAIL/OFFICE SPACE**



# DETAILS

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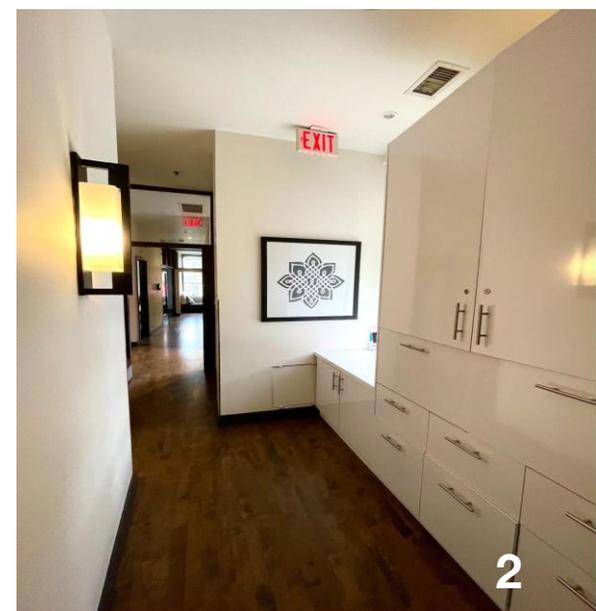
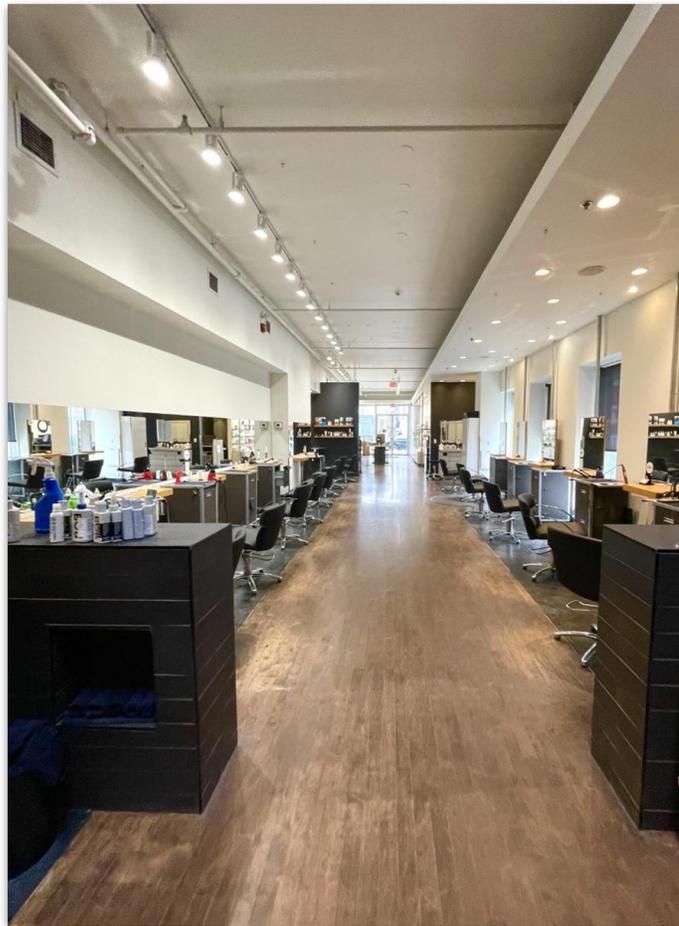
<b>LOCATION</b>	On Queen Street W at Duncan St, North of Richmond St W. <a href="#"><b>CLICK HERE</b></a>
<b>BUILDING DETAILS</b>	Main floor retail: 2,238 SF Second floor retail/office: 1,974 SF
<b>RENTAL RATE</b>	\$60.00/PSF Net + Utilities
<b>FRONTAGE</b>	20.00 FT
<b>T.M.I</b>	\$20.00
<b>Term</b>	3-10+ Years
<b>Possession</b>	Immediate

## PROPERTY OVERVIEW

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- Prime centre court corner location on Queen Street West with high pedestrian traffic and strong street presence
- Stylish, glam, and sleek modern character space over two floors with cool industrial accents
- Open atrium area featuring a large wide staircase to the 2nd floor
- Built-out treatment rooms or offices on 2nd floor and large open space
- Perfect for retail, professional, office, tech, beauty, creative, medical, wellness, food or gallery uses
- Usable, finished basement with high ceilings, perfect for staff or offices, with nicely renovated washrooms
- Notable neighbouring tenants: Aritzia, Arc'teryx, Knix, LCBO, Shoppers Drug Mart, PLANTA, The Rex Hotel, Starbucks, MEC and more
- 501 Queen Streetcar at front door and steps to Osgoode station







**EXTERIOR**  
269 Queen St W





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